



TO LET

**78A Luke Street,
London, EC2A 4PY**

580 to 886 sq ft

Prime Shoreditch
warehouse offices for
rent



Description

A beautiful yellow stock brick former warehouse building, that can offer a self-contained ground and lower ground floor in addition to the second floor office. The floors offer open plan layouts with brilliant natural light via modern Crittel style windows and modern LED lighting with newly refurbished kitchenettes.

The units on offer both benefit from fantastic ceiling height and a window facing Luke Street allowing branding opportunity for the incoming tenant.

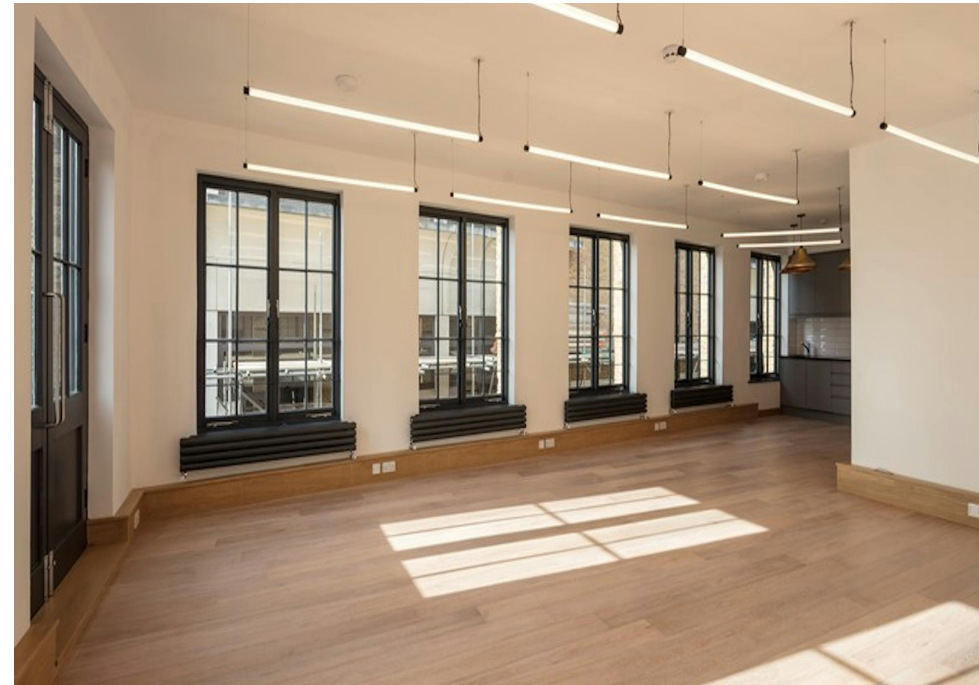
Location

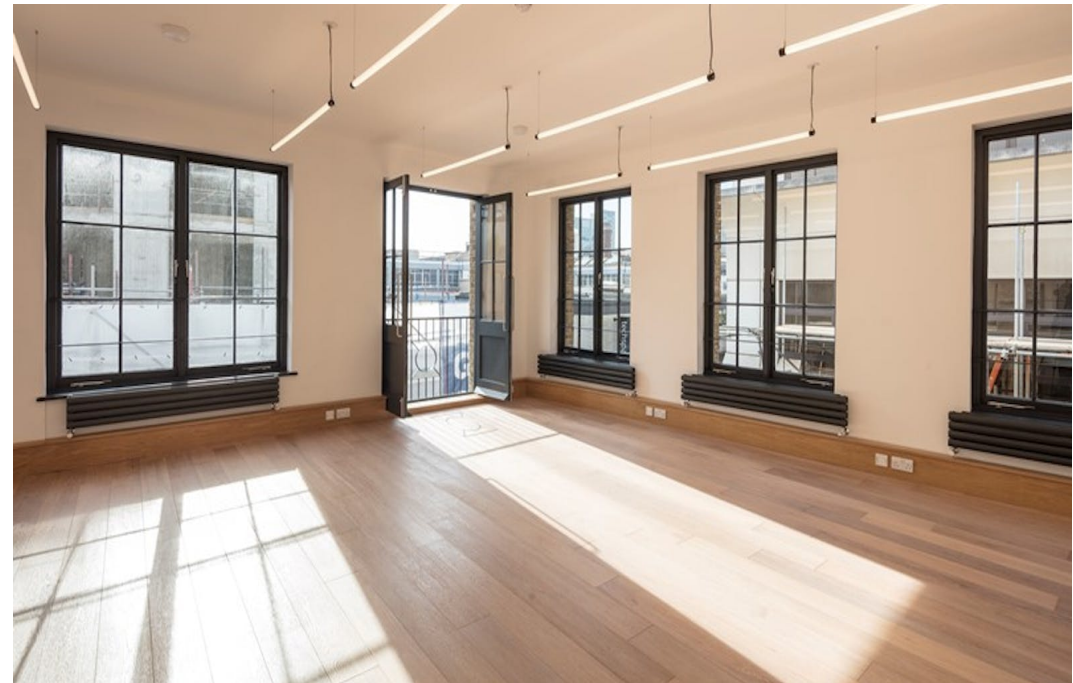
Situated on the apex of Luke Street and Phipp Street, a couple of doors along from WeWork Shoreditch. Padella Shoreditch is across the street and the green space that is Marks Square is around the corner. Perfectly positioned to enjoy everything Shoreditch has to offer including the Leonard Circus Street Food Market open daily.

The area is well connected with Old Street, Shoreditch High Street and Liverpool Street Stations all within walking distance, in addition to numerous bus routes.

Key points

- Total space - 1,466 square feet
- Former warehouse conversion
- Excellent natural light
- Located in the heart of Shoreditch
- Character features throughout
- Shower facilities
- Demised WCs
- Kitchenettes





Accommodation

Name	sq ft	sq m	Availability
Ground - & Lower Ground	886	82.31	Available
2nd	580	53.88	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£40 - £47.50 per sq ft
Rates	£13.90 per sq ft 2nd floor rates £18psf
Service Charge	£9 per sq ft
VAT	On application
EPC	D (76)

Viewing & Further Information



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